

IN RE: PETITION FOR SPECIAL HEARING  
N/S of Village Queen Dr.,  
W. Of Craddock Lane  
3rd Councilmanic District

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-144-SPH

\* \* \* \* \*

**FINDINGS OF FACT AND ORDER**

This matter comes before the Zoning Commissioner as a Petition for Special Hearing concerning property N/S of Village Queen Dr., west of Craddock Lane, in the 3rd Councilmanic District, owned by TPG, Ltd., a Maryland corporation and The OPM Group, a Maryland limited liability company, in north western Baltimore County. The Petition was filed by the Garrison Overlook Community Association, and various individuals residing on Royalty Circle, Owings Mills, Maryland. The Petition requested the Zoning Commissioner to determine pursuant to Section 500.7 of the Zoning Regulations of Baltimore County, whether or not the decision of the Director of the Department of Permits and Development Management nullifying the FDP for forty town house approved by the Zoning Commissioner in case number 96-312-SPH dated March 26, 1996 was permissible.

Attached to the Petition for Special Hearing was a letter dated June 26, 1996 from Howard Alderman, Esq. to Arnold Jablon, identified as Exhibit #1, and the opinion of the Zoning Commissioner dated March 26, 1996, identified as Exhibit #2, both of which were incorporated in the Petition for Special Hearing filed on behalf of Garrison Overlook Community Association and various individuals by J. Carrol Holzer, Esq. The issue presented by the Petition is whether or not, subsequent to a decision of the Zoning Commissioner in case number 96-312-SPH, the Director of

ORDER RECEIVED FOR FILING  
Date 12/24/97  
By [Signature]

Permits and Development Management could nullify the decision of the Zoning Commissioner in said case. Howard L. Alderman, Jr. entered his appearance representing TPG, Ltd., a Maryland corporation and The OPM Group, a Maryland limited liability company, and David K. Gildea entered his appearance representing Builders Management Group of Md, LLC T/A PCS Homes the builder of a portion of the proposed development.

A public hearing was held before the Zoning Commissioner for this case on November 19, 1996.

Prior to reaching the merits of the case, the parties at the public hearing, represented by counsel, advised the Commissioner that they had reached an agreement calling for the dismissal with prejudice by the Petitioner of the request for Special Hearing subject to certain terms and conditions agreed upon by all parties. The merits of the issue presented by the Petition for Special Hearing was never addressed by the Zoning Commissioner.

The terms of the agreement presented in open hearing before the Commissioner are as follows:

1. Howard Alderman on behalf of the Developer/Condominium Association agreed that the developer will stabilize the hill and resod the swale located on property within Queen Anne Village behind buildings number 1, 2, and 3. Mr. Alderman further indicated that the contract with C&C Construction Company had been executed and he verified that based on information from his clients, in fact the work on the hill had begun.

2. The Condominium Association (currently controlled by the developer) agreed to dismiss all current violations brought against Condominium owners who have brought their property into compliance with the Condominium documents by Thursday, November 21, 1996 at 10 am.

3. The Condominium Association agreed that there will be no liability for violations of owners who have corrected the alleged violations and who have been notified by November 21, 1996 at 10 A.M.

4. The Condominium Association was free to pursue all existing violations on Thursday, November 21, 1996 against any Condominium resident who had not corrected those existing violations of the Condominium Rules and Regulations by 10 am on November 21, 1996.

5. The Developer/Condominium Association agreed to release the Protestants/community association from any and all liability for actions to the date of the hearing pertaining to CBA appeal numbers CBA-96-147 and CBA-96-149 and the filing of this Petition for Special Hearing in case number 97-144-SPH.

6. The builder, Builders Management Group, by David Gildea, agreed to release the Protestants/community association from any and all liability for their actions to date pertaining to the CBA appeals, numbers CBA-96-147 and CBA-96-149, and this Petition for Special Hearing, case number 97-144-SPH.

7. The builder will install, either real or 'faux' windows on the outside ends of all buildings. There will be four buildings containing 64 units. 'Faux' windows will be installed on units 1 and 2. Real windows will be installed on units 15 and 16 and remainder of units abutting the parking lot.

8. The Community Association and the individual Protestants (jointly the Petitioners for Special Hearing) all agreed to dismiss the petition for special hearing with prejudice.

9. The Petitioners/Protestants agree not to appeal the decision of the CBA in case numbers CBA-96-147 and CBA-96-149.

10. The Petitioners/Protestants agree not to appeal future approvals in accordance with the currently approved plan. The Petitioners/Protestants are free to review and appeal any substantial or material change to the currently approved plan.

11. Petitioners/Protestants agree not to interfere with sales/marketing of back-to-back units.

12. Petitioners/Protestants agree that neither the Condominium Association nor the developer, owner, or builder have any liability for noting violations of Condominium Rules and Regulations, including violations which were terminated pursuant to this agreement.

Before me, in open hearing, all of the parties and their attorneys, acknowledged the terms of their agreement on the record in this case.

THEREFORE, IT IS ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY, THIS 24<sup>th</sup> DAY OF JANUARY, 1997, THAT THE PETITION FOR SPECIAL HEARING BE DISMISSED WITH PREJUDICE IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT BETWEEN ALL PARTIES.



LAWRENCE E. SCHMIDT,  
Zoning Commissioner  
for Baltimore County

Review and approved as to legal sufficiency:



HOWARD L. ALDERMAN, JR.

305 W. Chesapeake Ave.

Towson, MD 21204

Representing:

TPG, Ltd., a Maryland Corporation

The OPM Group, a Maryland limited liability corporation

*David K. Gildea*

DAVID K. GILDEA

Whiteford, Taylor, and Preston

210 W. Pennsylvania Ave.

Towson, MD 21204

Representing:

Builders Management Group of Md, LLC t/a PCS Homes

*J. Carroll Holzer*  
J. Carroll Holzer

305 Washington Ave.

Suite 502

Towson, MD 21204

Representing:

Garrison Overlook Community Association

David London

Trevor Buck

Shawn Nolan

Charles Morrison

Glen Kotelchuck

Lisa Williams

Keith Rosenbaum

Rachael Rosenblatt

Protestants/Petitioners

ORDER RECEIVED FOR FILING

Date

1/24/99

By

*Ch. Good*

a. garovl



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

January 28, 1997

David K. Gildea, Esquire  
Whiteford, Taylor and Preston  
210 W. Pennsylvania Avenue  
Towson, Maryland 21204-4515

Howard L. Alderman, Jr., Esquire  
Levin and Gann  
305 W. Chesapeake Avenue  
Towson, Maryland 21204

J. Carroll Holzer, Esquire  
305 Washington Avenue, Suite 502  
Towson, Maryland 21204

RE: Case No. 97-144-SPH  
Queen Anne Village/Garrison Overlook

Gentlemen:

Enclosed is copy of the executed Findings of Fact and Order dated January 24, 1997, regarding the above captioned case. This Petition for Special Hearing is hereby dismissed with prejudice in accordance with the terms of the Agreement between all parties.

Thank you all for your cooperation in this regard.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name and title.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.

MICROFILMED

**IN RE:**        **Queen Anne Village Addition, Section 2**  
                 **Corner SW/S Craddock Lane & N/S**  
                 **Village Queen Drive**

**Garrison Overlook Community**  
**Association, et al,**

**Petitioners/Non-Owners**

**BEFORE THE**  
**ZONING COMMISSIONER**

**OF**

**BALTIMORE COUNTY**

**CASE NO.: 97-144-SPH**

---

**REQUEST FOR SUBPOENA DUCES TECUM**

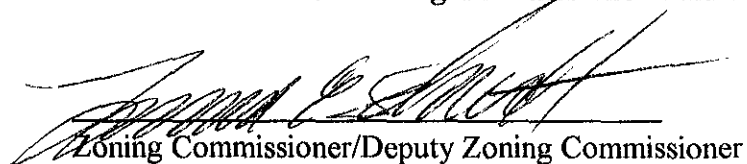
Please issue a subpoena *duces tecum* for the following named witness and command him to appear at the hearing on the above-referenced matter scheduled before the Zoning Commissioner for Baltimore County on **Tuesday, November 19, 1996 at 9:00 a.m.**, in Room 118 of the Old Courthouse, Towson, Maryland, 21204:

Mitchell Kellman  
Department of Permits and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

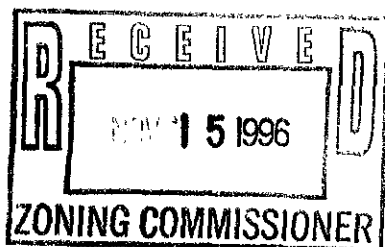
The witness should also be directed to bring with him to the Hearing any and all documents, plans, files and records in his custody, possession or control concerning the completely approved final development plan on the subject property, as well as copies of policies, directives, and any other information in his possession or control regarding the completely approved final development plan.


**Mr. Sheriff/Private Process Server:**

**Please process this Subpoena Duces Tecum in accordance with Zoning Commissioner's Rule IV.C.**

  
Zoning Commissioner/Deputy Zoning Commissioner

This subpoena request is made by the undersigned attorney on behalf of TPG, Ltd. & The OPM Group, LLC, legal owners of the subject property.



  
Howard L. Alderman, Jr.  
LEVIN & GANN, P.A.  
305 West Chesapeake Avenue  
Suite 113  
Towson, MD 21204  
(410) 321-0600

MICROFILMED

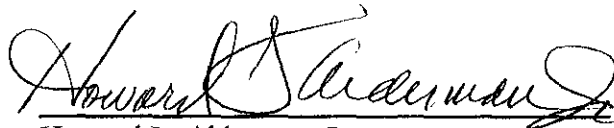
IN RE: PETITION FOR SPECIAL HEARING  
N/S of Village Queen Dr.,  
W. Of Craddock Lane  
3rd Councilmanic District

BEFORE THE  
ZONING COMMISSIONER  
FOR  
BALTIMORE COUNTY  
Case No.: 97-144-SPH

**ENTRY OF APPEARANCE and**  
**REQUEST FOR PROMPT RESCHEDULING**

Madame Clerk:

Please enter the appearance of the undersigned counsel in the above-captioned matter, on behalf of TPG, LTD, a Maryland corporation, and The OPM Group, a Maryland limited liability company (collectively the "Respondents"). The undersigned should be consulted prior to the rescheduling of the hearing on this case and should receive copies of all correspondence related thereto. On behalf of my clients, we hereby request that the hearing on this matter be rescheduled as promptly as possible.



Howard L. Alderman, Jr.  
Levin & Gann, P.A.  
305 West Chesapeake Avenue  
Suite 113  
Towson, Maryland 21204  
(410) 321-0600

Attorneys for Respondents

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 8th day of October, 1996, a copy of the foregoing Entry of Appearance and Request for Prompt Rescheduling was mailed, postage prepaid, First Class United States Mail to: J. Carroll Holzer, Esquire, Holzer & Lee, 305 Washington Avenue, Suite 502, Towson, Maryland 21204.



Howard L. Alderman, Jr.



148



# Petition for Special Hearing

97-144-SPH

## to the Zoning Commissioner of Baltimore County

for the property located at N/S of Village Queen Dr. W of Craddock

which is presently zoned DR-16

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the decision of the Director of the Dept. of Permits and Dev. Management nullifying the FDP for 40 town-houses approved by the Zoning Commissioner in case no. 96-312-SPH dated March 26, 1996. See attached letter dated June 26, 1996 from Howard Alderman, Esq. to Arnold Jablon, identified as Exh. 1 and the Opinion of the Zoning Commissioner dated March 26, 1996, identified as Exh. 2, both of which are incorporated herein.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

DAVID LONDON  
(Type or Print Name)

[Signature]  
Signature

Address

City State Zipcode

Petitioner: Garrison Overlook C.A.  
and individuals on supplemental sheet  
Attorney for Petitioner

J. Carroll Holzer, Esq.  
(Type or Print Name)

[Signature]  
Signature

305 Washington Ave. #502  
Address Phone No.  
Towson, MD 21204 825-6961  
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

TPG, Ltd.  
(Type or Print Name)

Signature Sean Langford, President

(Type or Print Name) The OPM Group, LLC

Signature Thomas Langford, Member  
5 Bel Air South Pkwy.  
Suite 109 893-4919  
Address Phone No.

Bel Air, MD 21215  
City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Name

Address Phone No.

URGENT ONLY

ESTIMATED LENGTH OF HEARING  
unavailable for Hearing

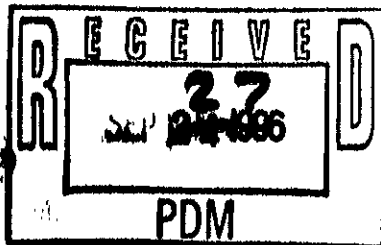
the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_

**DROP-OFF  
NO REVIEW**

**9/27/96  
ucl**



200  
x 20  
285.00  
scj

## SUPPLEMENTAL SHEET TO PETITION FOR SPECIAL HEARING

1. David London 126 Royalty Cir., Owings Mills, MD 21117
2. Trevor Buck, 122 Royalty Circle
3. Shawn Nolan, 110 Royalty Circle
4. Charles Morrison, 132 Royalty Circle
5. Glenn Kotelchuck, 16 Royalty Circle
6. Lisa Williams, 138 Royalty Circle
7. Keith Rosenbaum, 112 Royalty Circle
8. Rachel Rosenblatt, 10 Royalty Circle

MICROFILMED

## DESCRIPTION

97-144-SPH

96-312-SPH

13.19 ACRE PARCEL, SOUTHWEST SIDE OF CRADOCK LANE, QUEEN ANNE VILLAGE ADDITION, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same in Cradock Lane at the point shown and designated No. 1, the northeast corner of the land shown on the "5th Amended Plat of Queen Anne Village Addition", which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. 52 folio 113, running thence and referring the following courses and distances to the meridian as established in the Baltimore County Metropolitan District, binding on a part of the northeast outline of the land shown on said plat, and in the bed of said Cradock Lane, the following eleven courses and distances; (1) South 17 degrees 29 minutes 00 seconds East 69.40 feet, (2) South 28 degrees 05 minutes 00 seconds East 102.05 feet, (3) South 24 degrees 23 minutes 00 seconds East 76.89 feet, (4) South 14 degrees 53 minutes 00 seconds East 73.08 feet, (5) South 20 degrees 28 minutes 00 seconds East 80.00 feet, (6) South 28 degrees 11 minutes 40 seconds East 153.64 feet, (7) South 22 degrees 15 minutes 40 seconds East 100.00 feet, (8) South 16 degrees 37 minutes 20 seconds East 100.00 feet, (9) South 12 degrees 20 minutes 20 seconds East 100.00 feet, (10) South 09 degrees 54 minutes 40 seconds East 171.13 feet and (11) South 14 degrees 25 minutes 00 seconds East 100.00 feet to the point shown and designated No. 12 on said plat and being also the southeast

MICROFILMED



96-312-5PH

corner of the land shown on the plat of "Resubdivision of Portion of 5th Amended Plat of Queen Anne Village Addition" recorded among the aforesaid Land Records in Plat Book S.M. 58, folio 13, thence binding on the south outline of the land shown on said last mentioned plat and in part on the south side of Village Queen Drive as shown on said plat, the following six courses and distances; (11) South 80 degrees 20 minutes 59 seconds West 20.45 feet, (12) South 64 degrees 48 minutes 30 seconds East 14.68 feet, (13) Southwesterly, by a curve to the left with the radius of 126.00 feet, the arc distance of 56.39 feet, the chord of said arc being South 87 degrees 27 minutes 18 seconds West 55.92 feet, (14) North 79 degrees 43 minutes 30 seconds West 259.80 feet, (15) Northwesterly, by a curve to the right with the radius of 126.00 feet, the arc distance 50.43 feet, the chord of said arc being North 68 degrees 15 minutes 30 seconds West 50.10 feet, and (16) North 56 degrees 47 minutes 30 seconds West 141.06 feet, thence for lines of division the following three courses; (17) South 78 degrees 26 minutes 30 seconds West 178.46 feet, (18) Southwesterly by a non-tangent curve to the left with the radius of 83.00 feet, the arc distance of 92.30 feet, the chord of said arc being South 32 degrees 05 minutes 18 seconds West 87.62 feet, and (19) North 89 degrees 46 minutes 15 seconds West 39.99 feet to a point on the westerly outline of the land shown on the aforesaid plat of Queen Anne Village Addition recorded in Plat Book E.H.K., Jr. 52 folio 113, thence binding on a part of said west outline and the north outline of the land shown on said last mentioned plat, the following three courses and distances; (20) North 00 degrees 03

310

RECORDED



76-312-5PH

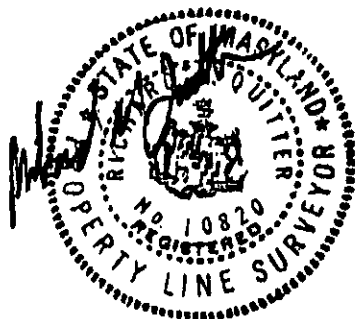
minutes 10 seconds West 1004.08 feet, (21) North 86 degrees 57 minutes 00 seconds East 575.19 feet and (22) North 86 degrees 42 minutes 00 seconds East 35.02 feet to the place of beginning.

Saving and excepting that interior parcel of land of 0.575 acres recorded among the land records of Baltimore County, Maryland in Liber E.H.K., Jr. 6114 folio 390, leaving a net area of 13.19 acres of land, more or less.

Being a part of the land described in Exhibit "A" in the Deed dated November 6, 1975 from Ralph DeChiaro Enterprises, Inc. to Ralph DeChiaro Enterprises B, Inc. which is recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. 5585 Folio 669.

92-151

05-03-93



MICROFILMED

310

**NOTICE OF MEETING**

The Planning Commission of Baltimore County, Maryland, will hold a public hearing on the property identified herein, in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #57-144-SPH (Item 148)  
Queen Anne Village Addition, Section 2,  
corner SW/S Gaddock Lane  
& N/S Village Green Drive

3rd Election District  
2nd Councilmanic  
Legal Owner(s):  
TPG, Inc.

Proposed Owners: Puentes  
as:  
Francisco Puentes, President  
and Association David Linares, Treasurer, David Linares, Vice President, Samuel M. Puentes, Secretary, Gloria Puentes, Vice President, Keith Rosenbaum, and Rachel Rosenblatt

Special Hearing: The decision of the Director of the Department of Permits and Development Management regarding the RFP for 40 townhouses approved by the Zoning Commission in case #56-312-SPH dated 3/26/88. Hearing: Thursday, October 31, 1986 at 9:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations please call 887-3353.  
(2) For information concerning the file and/or hearing, please call 887-3351.

10/136 Oct '86 C89776

# **CERTIFICATE OF PUBLICATION**

TOWSON, MD., 10/10, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/10, 1996.

THE JEFFERSONIAN,

*A. Henrickson*  
LEGAL AD. - TOWSON

**MICROFILMED**

TO: PUTUMENT PUBLISHING COMPANY

October 10, 1996 Issue - Jeffersonian

Please forward billing to:

J. Carroll Holzer, Esq.  
305 Washington Avenue #502  
Towson, MD 21204  
825-6961

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-144-SPH (Item 148)

Queen Anne Village Addition, Section 2

corner SW/S Craddock Lane & N/S Village Queen Drive

3rd Election District - 2nd Councilmanic

Legal Owner(s): TPG, Ltd.

Petitioners/Contract Purchasers: Garrison Overlook Community Association, David London, Trevor Buck, Shawn Nolan, Charles Morrison, Glenn Kotelchuck, Lisa Williams, Keith Rosenbaum, and Rachel Rosenblatt

Special Hearing tthe decision of the Director of the Department of Permits and Development Managemenbt nullifying the FDP for 40 townhouses approved by the Zoning Commissioner in case #96-312-SPH dated 3/26/96.

HEARING: THURSDAY, OCTOBER 31, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FICE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

123376

DROP-OFF - NO REVIEW  
item #148

DATE 9/27/96

ACCOUNT 001-6150

AMOUNT \$ 285.00 (MOR)

RECEIVED  
FROM:

J. Carroll Holzer, PA

#040 - SPECIAL HEARING  
#080 - SIGN POSTING

FOR:

Queen Anne Village

MICROFILMED

01AD000239NICHARL

\$285.00

PA 0011270010-01-96

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

VALIDATION OR SIGNATURE OF CASHIER

YELLOW - CUSTOMER





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 3, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-144-SPH (Item 148)

Queen Anne Village Addition, Section 2  
corner SW/S Craddock Lane & N/S Village Queen Drive  
3rd Election District - 2nd Councilmanic  
Legal Owner(s): TPG, Ltd.

Petitioners/Contract Purchasers: Garrison Overlook Community Association, David London, Trevor Buck, Shawn Nolan, Charles Morrison, Glenn Kotelchuck, Lisa Williams, Keith Rosenbaum, and Rachel Rosenblatt

Special Hearing tthe decision of the Director of the Department of Permits and Development Managemenbt nullifying the FDP for 40 townhouses approved by the Zoning Commissioner in case #96-312-SPH dated 3/26/96.

HEARING: THURSDAY, OCTOBER 31, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: TPG, Ltd.  
J. Carroll Holzer, Esq.

- NOTES: (1) THE ZONING NOTICE SIGN MUST BE POSTED ON THE PROPERTY BY OCTOBER 16, 1996.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 15, 1996

NOTICE OF POSTPONEMENT

CASE NUMBER: 97-144-SPH  
PETITIONER(S): Queen Anne Village, Section 2

THE ABOVE MATTER, PREVIOUSLY ASSIGNED TO BE HEARD ON OCTOBER 31, 1996, HAS BEEN POSTPONED AT THE REQUEST OF J. CARROLL HOLZER, ESQ. , ATTORNEY FOR PETITIONERS AND HOWARD L. ALDERMAN, JR., ESQ., ATTORNEY FOR RESPONDENTS.

THIS CASE WILL NOT BE RESCHEDULED WITHOUT AN AGREED DATE AND ESTIMATION AS TO THE LENGTH OF HEARING BETWEEN THE PARTIES. IT IS HOPED THAT YOU WILL SETTLE ON A DATE BETWEEN NOVEMBER 18TH and 27TH. WHETHER THIS TIME FRAME WORKS OR SOME OTHER, PLEASE CONTACT GWEN ONCE YOU HAVE AGREED SO THAT THE MATTER CAN BE SET IN BEFORE THE COMMISSIONER.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: J. Carroll Holzer, Esq.  
Howard Alderman, Jr., Esq.

AJ:ggs

MICROFILMED





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204


November 1, 1996

NOTICE OF REASSIGNMENT PER AGREEMENT OF COUNSEL

CASE NUMBER: 97-144-SPH (Item 148)  
Queen Anne Village Addition, Section 2  
corner SW/S Craddock Lane & N/S Village Queen Drive  
3rd Election District - 2nd Councilmanic  
Legal Owner(s): TPG, Ltd.  
Petitioners/Contract Purchasers: Garrison Overlook Community  
Association, David London, Trevor Buck, Shawn Nolan, Charles Morrison,  
Glenn Kotelchuck, Lisa Williams, Keith Rosenbaum, and Rachel Rosenblatt

Special Hearing tthe decision of the Director of the Department of  
Permits and Development Managemenbt nullifying the FDP for 40  
townhouses approved by the Zoning Commissioner in case #96-312-SPH  
dated 3/26/96.

HEARING: TUESDAY, NOVEMBER 19, 1996 at 9:00 a.m. in Room 118, Old  
Courthouse.

  
ARNOLD JABLON  
DIRECTOR

cc: Howard Alderman, Jr., Esq.  
J. Carroll Holzer, Esq.  
David Gildea, Esq.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 14, 1996

J. Carroll Holzer, Esquire  
305 Washington Avenue  
Towson, MD 21204

RE: Item No.: 148  
Case No.: 97-144-SPH  
Petitioner: TPG, Ltd.

Dear Mr. Holzer:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 27, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive script.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

ENCLOSURE



B A L T I M O R E   C O U N T Y,   M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO:        Arnold Jablon, Director  
            Department of Permits & Development  
            Management

Date:    October 17, 1996

FROM:      Robert W. Bowling, Chief  
            Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
            for October 15, 1996  
            Item No. 148

            The Development Plans Review Division has reviewed the subject zoning item. A Final Landscape Plan must be approved by this office prior to release of permits.

RWB:HJO:jrb

cc:    File

ZONE31F

RECEIVED

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 10/07/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: TPG, LTD.

Location: CORNER SW/S CRADDOCK LA. & N/S VILLAGE QUEEN DR.  
(QUEENANNE VILLAGE ADDITION, SECTION 2)

Item No.: 148

Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/8/96

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: OCT. 7, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	130	135	147
	131	136	148
	132	142	
	133	146	

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Permits and Development  
Management

**DATE:** October 22, 1996

**FROM:** Pat Keller, Director  
Office of Planning

**SUBJECT:** Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 148 & 160

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Gary L. Keller*

PK/JL





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

10-8-94

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 148 (wsl)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING  
Queen Anne Village Addition, Section 2,  
Corner SW/S Craddock Lane & N/S Village  
Queen Drive, 3rd Election District,  
2nd Councilmanic

Legal Owner(s): TPG, Ltd.  
Contract Purchaser: David London

Petitioners: Garrison Overlook Community  
Association, et al.

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

CASE NO. 97-144-SPH

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29<sup>th</sup> day of October, 1996, a copy of the foregoing Entry of Appearance was mailed to J. Carroll Holzer, Esq., 305 Washington Avenue, Suite 502, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

January 6, 1997

Howard Alderman, Jr., Esquire  
Levin and Gann  
Suite 105, 305 W. Chesapeake Avenue  
Towson, Maryland 21204

J. Carroll Holzer, Esquire  
305 Washington Avenue, Suite 502  
Towson, Maryland 21204

RE: Case No. 97-144-SPH  
Petition for Special Hearing  
Garrison Overlook Community Association, et al, Petitioners

Gentlemen:

Please contact me and advise if the proposed settlement agreement has been completed. Per your instructions, I am holding this case open for a decision.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn

MICROFILMED





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 3, 1996

J. Carroll Holzer, Esquire  
305 Washington Avenue  
Suite #502  
Towson, MD 21204

97-144-5811

RE: Drop-Off Petition Review (Item #148)  
Queen Anne Village, Section 2  
3rd Election District

Dear Mr. Holzer:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "M. Kellman".

Mitchell J. Kellman  
Planner II  
Zoning Review

MJK:scj

Enclosure (receipt)

c: Zoning Commissioner

MICROFILMED



97-144-SPH

9/22

DROP-OFF PETITION - 9/24

SAH - NOT SIGNED BY  
LEGAL OWNER (I THINK  
THIS IS OKAY)

NO - SIGNED BY PETITIONERS,  
JUST ATTORNEY (I THINK  
IT NEEDS TO BE SIGNED  
BY PETITIONERS).

NO I TOLD ABOVE TO STERLING -  
HE SAID IF YOU HAVE A PROBLEM,  
CALL FARRELL HOLZER. SAID ALL  
THEY NEEDED WAS THE  
ATTORNEY'S SIGNATURE.

Information

HELP?!

I DIDN'T GIVE IT AN ITEM NO. YET.

**WHITEFORD, TAYLOR & PRESTON  
L.L.P.**

SEVEN SAINT PAUL STREET  
BALTIMORE, MARYLAND 21202-1626  
TELEPHONE 410 347-8700  
FAX 410 752-7092

210 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4515

410 832-2000  
FAX 410 832-2015

1025 CONNECTICUT AVENUE, NW  
WASHINGTON, D.C. 20036-5405  
TELEPHONE 202 659-6800  
FAX 202 331-0573

30 COLUMBIA CORPORATE CENTER  
10440 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044  
TELEPHONE 410 884-0700  
FAX 410 884-0719

1317 KING STREET  
ALEXANDRIA, VIRGINIA 22314-2928  
TELEPHONE 703 836-5742  
FAX 703 836-0265

DAVID K. GILDEA  
DIRECT NUMBER  
410 832-2066  
2029539@mclmail.com

October 31, 1996

Gwendolyn G. Stephens  
Baltimore County Office of Permits  
and Development Management  
County Office Building, MS 1105  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

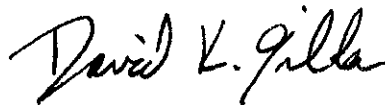
**Re: Queen Anne, Section Two  
Case No. 97-144-SPH**

Dear Ms. Stephens:

Please enter the appearance of David K. Gildea and Whiteford, Taylor & Preston on behalf of Builders Management Group for the above-referenced matter.

Should you have any questions or comments, please contact me. With kind regards.

Very truly yours,



David K. Gildea

DKG:dmk

cc: Howard L. Alderman, Jr., Esquire  
J. Carroll Holzer, Esquire  
Mr. James Thomasson  
Mr. Michael J. Thomasson

SEVEN SAINT PAUL STREET  
BALTIMORE, MARYLAND 21202-1626  
TELEPHONE 410 347-8700  
FAX 410 752-7092

30 COLUMBIA CORPORATE CENTER  
10440 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044  
TELEPHONE 410 884-0700  
FAX 410 884-0719

DAVID K. GILDEA  
DIRECT NUMBER  
410 832-2066  
2029539@mclmail.com

WHITEFORD, TAYLOR & PRESTON  
LLP.

210 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4515

410 832-2000  
FAX 410 832-2015

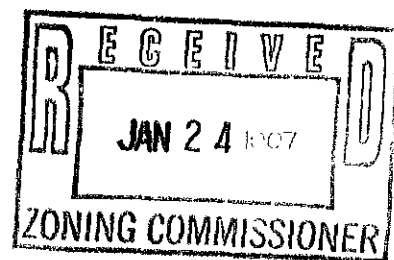
1025 CONNECTICUT AVENUE, NW  
WASHINGTON, D.C. 20036-5105  
TELEPHONE 202 659-6800  
FAX 202 431-0573

1317 KING STREET  
ALEXANDRIA, VIRGINIA 22314-2928  
TELEPHONE 703 836-5742  
FAX 703 836-0265

January 24, 1997

Via Hand Delivery

Zoning Commissioner Lawrence E. Schmidt  
400 Washington Avenue  
M.S. 2112  
Towson, Maryland 21204



Re: Queen Anne Village/Garrison Overlook  
Proposed Findings of Fact and Order  
Case No. 97-144-SPH  
Our File No.: 05289/00001

Dear Zoning Commissioner Schmidt:

Enclosed please find a proposed Findings of Fact and Order in the above-referenced case.

Should you have any questions or comments, please contact me. With kind regards.

Very truly yours,

David K. Gildea

DKG:dmk

cc: Howard L. Alderman, Jr., Esquire  
J. Carroll Holzer, Esquire  
Michael J. Thomasson

97795

MICROFILMED



LAW OFFICES

J. CARROLL HOLZER, PA  
THOMAS J. LEE

J. HOWARD HOLZER  
1907-1989

TOWSON OFFICE  
305 WASHINGTON AVENUE  
SUITE 502  
TOWSON, MD 21204  
(410) 825-6961  
FAX: (410) 825-4923

CARROLL COUNTY OFFICE  
1315 LIBERTY ROAD  
ELDERSBURG, MD 21784  
(410) 795-8556  
FAX: (410) 795-5535

January 15, 1997  
#6960

Howard L. Alderman, Jr.  
305 W. Chesapeake Avenue  
Towson, Maryland 21204

Dear Howard:

Enclosed please find a proposed Findings of Fact and Order in Case No. 97-144-SPH. I have incorporated your corrections as well as David's. I would appreciate your executing this document and forwarding it to David Gildea for filing with the Zoning Commissioner for Baltimore County. If there are any problems please let me know.

Very truly yours,

J. Carroll Holzer

JCH:alt

Enclosure

cc: Larry Schmidt, Zoning Commissioner  
David Gildea

C:\LETTERS\ALDERMAN\LTR

MICROFILMED



96-5398



LAW OFFICE  
J. CARROLL HOLZER, PA  
THOMAS J. LEE  
J. HOWARD HOLZER  
1907-1989

TOWSON OFFICE  
305 WASHINGTON AVENUE  
SUITE 502  
TOWSON, MD 21204  
(410) 825-6961  
FAX: (410) 825-4923

10/8/96  
g  
JCH

CARROLL COUNTY OFFICE  
1315 LIBERTY ROAD  
ELDERSBURG, MD 21784  
(410) 795-8556  
FAX: (410) 795-5535

October 7, 1996

Arnold Jablon, Director  
Department of Permits and Development Management  
111 West Chesapeake Ave.  
Towson, Maryland, 21204

Re: 97-144-SPH (Item 148)  
Queen Anne Village Addition, Section 2

Dear r. Jablon:

I received in the mail today a notice that the hearing in the Queen Anne Village matter has been scheduled for Thursday, October 31, 1996 at 9:00 a.m. On that same day before the Board of Appeals I have a hearing in the matter of the Tabeing Property, File No. VIII-145. Therefore, I respectfully request that Case Number 97-144-SPH be rescheduled to a later time. I presently have hearings scheduled on November 7, 13, 21.

If you have nay questions, please call me at 825-6961.

Very truly yours,

J. Carroll Holzer

JCH:clg  
cc: Garrison Overlook Community Assn.  
H. Alderman, Esq.

10/10/96

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Mike Thomasson (PLS Homes)

1322-A Cape St. Charles Rd, Annapolis, MD 21401

David K. Golden / asst. of PLS Homes

Whitehd, Taylor & Preston

210 W. Penn. Ave.

Towson MD 21204

TPG, Ltd & The OPM Group &

Garrison Overlook Condominium Assn, Inc.

405 Bel Air South Parkway Suite 109

Bel Air MD 21015

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

*Keith A. Rosenbaum*

Keith A. Rosenbaum

112 Royalty Circle, Owings Mills 21117



BALTIMORE OFFICE  
MERCANTILE BANK & TRUST BUILDING  
2 HOPKINS PLAZA  
9TH FLOOR  
BALTIMORE, MARYLAND 21201  
410-539-3700  
TELECOPIER 410-625-9050

LAW OFFICES  
**LEVIN & GANN**  
A PROFESSIONAL ASSOCIATION  
305 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
410-321-0600  
TELECOPIER 410-286-2801

716-0717  
ELLIS LEVIN (1893-1960)

6/28/96  
CQ

**COPY**

HOWARD L. ALDERMAN, JR.

June 26, 1996

**VIA HAND DELIVERY**

Arnold Jablon, Director  
Department of Permits & Development Management  
111 West Chesapeake Avenue  
Room 109  
Towson, Maryland 21204

RE: Queen Anne Village Addition - Section 2  
Reaffirmation of 7th Amended Final Development Plan

Dear Mr. Jablon:

As I have discussed with you briefly, I represent the owners of the last section of the development known as Queen Anne Village (a/k/a Garrison Overlook). Our client has an approved CRG Plan, 7th Final Development Plan (copy enclosed as Exhibit A) and Plat approved, but not yet recorded) for a total of 64 back-to-back townhouses on the remaining parcel in this development.

Earlier in the year our client received a contract for the purchase of its property which was contingent on obtaining an amendment to the plan and FDP to permit 40 townhouses in lieu of the permitted 64 back-to-back units. A Special Hearing was held before the Zoning Commissioner (with no opposition or protest) after which the Commissioner approved the 8th Amendment to the FDP (copy enclosed as Exhibit B).

Before the FDP for the 40 units (Exhibit B) was finalized for submission for signature, the contract purchaser walked away from the contract. For the past several months we have been seeking a purchaser for the property. I am pleased to advise that a subsidiary of PCS homes has signed an agreement to purchase the 64 back-to-back units (in accordance with Exhibit A). The FDP for the 40 standard townhouses (Exhibit B) was never submitted for final approval and signature.

The purpose of this letter is to nullify the proposed FDP which shows 40 townhouses (Exhibit B) and to allow our clients to move forward with development of the site with the previously approved 64 units (Exhibit A). I have conferred with Mr. Richards of your staff and he advised that we should submit the enclosed copy of the (previously approved) FDP (Exhibit

Post-It® Fax Note	7871	Date	6/28/96
To	K. R.	From	DAVID. FLOWERS
Co./Dept.		Co.	BC / POM

Exh. 1  
MICROFILMED

A) (a have enclosed a copy of the prior signature approval as Exhibit C) and a letter of explanation seeking the instant relief. I have also discussed this matter with the Commissioner and he agreed to sign, if necessary, the FDP for 64 units.

The PCS Homes' subsidiary is anxious to move forward immediately. As you may be aware, PCS has been actively selling back-to-back units in the Owings Mills area of the County and need additional sites immediately.

I would, therefore, request that you reaffirm immediately the previously approved 7th Amended FDP (Exhibit A) so that PCS can obtain promptly building permits for the property. I have enclosed this firm's check in the amount of \$40.00 to cover the cost of this request.

Should you need additional information to enable you to approve this request, please contact me immediately. Thank you for your attention to this matter.

Very truly yours,

  
Howard L. Alderman, Jr.

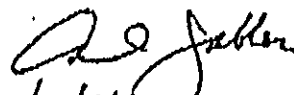
HLA/gk

Enclosure

c.

TPG, Ltd.

*It is my opinion that the original approved plan is still valid & that your client may proceed to implement it & its subsequent plans generated pursuant to it. Based on your representations herein & the validity of the original Cb plan, we will permit your client to continue.*

  
6/27/96

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
Royalty Circle at its intersection  
with Village Queen Drive \* ZONING COMMISSIONER  
  
3rd Election District \* OF BALTIMORE COUNTY  
2nd Councilmanic District  
TPG, Ltd. & The OPM Group, LLC \* Case No. 96-312-SPH  
Petitioners

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the tract adjacent to Royalty Circle near the intersection of Greenspring Valley Road and Craddick Lane in northwestern Baltimore County. The Petition is filed by TPG, Ltd. and The OPM Group, LLC, property owners. Approval is requested of the 8th Amended Final Development Plan - Queen Anne Village Addition - Section 2, to permit 40 townhouses instead of 64 back to back townhouses previously approved, in accordance with Section 500.7 of the Baltimore County Zoning Regulations (BCZR). The subject property and requested relief use are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Special Hearing, (the 8th amended Final Development Plan).

Appearing at the requisite public hearing held for this case were Thomas Langford and Sean Langford, on behalf of the property owners. Also present was Thomas Church, the engineer who prepared the site plan. The Petitioners were represented by Howard L. Alderman, Jr., Esquire. There were no interested persons or Protestants present.

The subject Petition relates to a residential subdivision presently under construction known as Queen Anne Village. As noted above, the overall tract is located in northern Baltimore County, not far from Reisterstown Road, a major arterial roadway. The development is proceeding in stages and the subject Petition relates to what is known as Section

Exh. 2

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

3/26/96  
M. H. H. H.

2 of the project. Formerly, the project received CRG approval on September 24, 1993. The CRG plan provided for the construction of a roadway known as Royalty Circle, a loop road adjacent to Village Queen Drive. The internal section of the loop created by Royalty Circle on the original plan was to be improved with 64 townhouses in a back to back arrangement.

Testimony and evidence offered was that the marketing plan for the community has changed and the Petitioners desire to revise the plan. In lieu of the 64 back to back units previously approved, the Petitioners propose 40 units, constructed in 5 rows of 8 units each. Moreover, rather than the back to back orientation, the units will all front on Royalty Circle. The proposed arrangement is more particularly shown on the site plan.

The Petitioners request special hearing relief to approve the amended plan. The plan has been amended in accordance with the request and specifically has deleted certain comments and notes related to the back to back townhouses and modified certain others.

It is clear that the special hearing relief should be granted. The proposed arrangement is far more preferable than the old plan. The new orientation of the proposed homes is consistent with other townhouses in the area and will constitute a lesser concentration of building and population. The number of units is being reduced by approximately 1/3 and the layout appears entirely more appropriate for the area. For all of these reasons, I am persuaded that the Petition for Special Hearing should be granted and shall so order.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

WHEN RECEIVED FOR FILING

Date

By

MICROFILMED

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26<sup>th</sup> day of March, 1996 that, pursuant to the Petition for Special Hearing, approval for the 8th Amended Final Development Plan - Queen Anne Village Addition - Section 2, of 40 townhouses instead of 64 back to back townhouses previously approved, in accordance with Section 500.7 of the Baltimore County Zoning Regulations (BCZR), be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING  
Date 3/26/96  
By Ch. G. G. G.

RECEIVED



[illegible]



IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
N/S of Village Queen Dr., \* ZONING COMMISSIONER  
W. Of Craddock Lane \* OF BALTIMORE COUNTY  
3rd Councilmanic District \*  
\* Case No. 97-144-SPH  
\* \* \* \* \*

#### FINDINGS OF FACT AND ORDER

This matter comes before the Zoning Commissioner as a Petition for Special Hearing concerning property N/S of Village Queen Dr., west of Craddock Lane, in the 3rd Councilmanic District, owned by TPG, Ltd., a Maryland corporation and The OPM Group, a Maryland limited liability company, in north western Baltimore County. The Petition was filed by the Garrison Overlook Community Association, and various individuals residing on Royalty Circle, Owings Mills, Maryland. The Petition requested the Zoning Commissioner to determine pursuant to Section 500.7 of the Zoning Regulations of Baltimore County, whether or not the decision of the Director of the Department of Permits and Development Management nullifying the FDP for forty town house approved by the Zoning Commissioner in case number 96-312-SPH dated March 26, 1996 was permissible.

Attached to the Petition for Special Hearing was a letter dated June 26, 1996 from Howard Alderman, Esq. to Arnold Jablon, identified as Exhibit #1, and the opinion of the Zoning Commissioner dated March 26, 1996, identified as Exhibit #2, both of which were incorporated in the Petition for Special Hearing filed on behalf of Garrison Overlook Community Association and various individuals by J. Carroll Holzer, Esq. The issue presented by the Petition is whether or not, subsequent to a decision of the Zoning Commissioner in case number 96-312-SPH, the Director of

Permits and Development Management could nullify the decision of the Zoning Commissioner in said case. Howard L. Alderman, Jr. entered his appearance representing TPG, Ltd., a Maryland corporation and The OPM Group, a Maryland limited liability company, and David K. Gildea entered his appearance representing Builders Management Group of Md, LLC T/A PCS Homes the builder of a portion of the proposed development.

A public hearing was held before the Zoning Commissioner for this case on November 19, 1996.

Prior to reaching the merits of the case, the parties at the public hearing, represented by counsel, advised the Commissioner that they had reached an agreement calling for the dismissal with prejudice by the Petitioner of the request for Special Hearing subject to certain terms and conditions agreed upon by all parties. The merits of the issue presented by the Petition for Special Hearing was never addressed by the Zoning Commissioner.

The terms of the agreement presented in open hearing before the Commissioner are as follows:

1. Howard Alderman on behalf of the Developer/Condominium Association agreed that the developer will stabilize the hill and resod the swale located on property within Queen Anne Village behind buildings number 1, 2, and 3. Mr. Alderman further indicated that the contract with C&C Construction Company had been executed and he verified that based on information from his clients, in fact the work on the hill had begun.
2. The Condominium Association (currently controlled by the developer) agreed to dismiss all current violations brought against Condominium owners who have brought their property into compliance with the Condominium documents by Thursday, November 21, 1996 at 10 am.

3. The Condominium Association agreed that there will be no liability for violations of owners who have corrected the alleged violations and who have been notified by November 21, 1996 at 10 A.M.

4. The Condominium Association was free to pursue all existing violations on Thursday, November 21, 1996 against any Condominium resident who had not corrected those existing violations of the Condominium Rules and Regulations by 10 am on November 21, 1996.

5. The Developer/Condominium Association agreed to release the Protestants/community association from any and all liability for actions to the date of the hearing pertaining to CBA appeal numbers CBA-96-147 and CBA-96-149 and the filing of this Petition for Special Hearing in case number 97-144-SPH.

6. The builder, Builders Management Group, by David Gildea, agreed to release the Protestants/community association from any and all liability for their actions to date pertaining to the CBA appeals, numbers CBA-96-147 and CBA-96-149, and this Petition for Special Hearing, case number 97-144-SPH.

7. The builder will install, either real or 'faux' windows on the outside ends of all buildings. There will be four buildings containing 64 units. 'Faux' windows will be installed on units 1 and 2. Real windows will be installed on units 15 and 16 and remainder of units abutting the parking lot.

8. The Community Association and the individual Protestants (jointly the Petitioners for Special Hearing) all agreed to dismiss the petition for special hearing with prejudice.

9. The Petitioners/Protestants agree not to appeal the decision of the CBA in case numbers CBA-96-147 and CBA-96-149.

10. The Petitioners/Protestants agree not to appeal future approvals in accordance with the currently approved plan. The Petitioners/Protestants are free to review and appeal any substantial or material change to the currently approved plan.

11. Petitioners/Protestants agree not to interfere with sales/marketing of back-to-back units.  
12. Petitioners/Protestants agree that neither the Condominium Association nor the developer, owner, or builder have any liability for noting violations of Condominium Rules and Regulations, including violations which were terminated pursuant to this agreement.

Before me, in open hearing, all of the parties and their attorneys, acknowledged the terms of their agreement on the record in this case.


THEREFORE, IT IS ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY, THIS 24<sup>th</sup> DAY OF JANUARY, 1997, THAT THE PETITION FOR SPECIAL HEARING BE DISMISSED WITH PREJUDICE IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT BETWEEN ALL PARTIES.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT,  
Zoning Commissioner  
for Baltimore County

Review and approved as to legal sufficiency:

*Howard L. Alderman, Jr.*  
HOWARD L. ALDERMAN, JR.  
305 W. Chesapeake Ave.  
Towson, MD 21204  
Representing:  
TPG, Ltd., a Maryland Corporation  
The OPM Group, a Maryland limited liability corporation

*David K. Gildea*  
DAVID K. GILDEA  
Whiteford, Taylor, and Preston  
210 W. Pennsylvania Ave.  
Towson, MD 21204  
Representing:  
Builders Management Group of Md, LLC T/A PCS Homes  
*J. Carroll Holzer*  
J. Carroll Holzer  
305 Washington Ave.  
Suite 502  
Towson, MD 21204  
Representing:  
Garrison Overlook Community Association  
David London  
Trevor Buck  
Shawn Nolan  
Charles Morrison  
Glen Kotelchuck  
Lisa Williams  
Keith Rosenbaum  
Rachael Rosenblatt  
Protestants/Petitioners

 Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning  
Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 857-4386  
January 28, 1997

David K. Gildea, Esquire  
Whiteford, Taylor and Preston  
210 W. Pennsylvania Avenue  
Towson, Maryland 21204-4515

Howard L. Alderman, Jr., Esquire  
Levin and Gann  
305 W. Chesapeake Avenue  
Towson, Maryland 21204

J. Carroll Holzer, Esquire  
305 Washington Avenue, Suite 502  
Towson, Maryland 21204

RE: Case No. 97-144-SPH  
Queen Anne Village/Garrison Overlook

Gentlemen:

Enclosed is copy of the executed Findings of Fact and Order dated January 24, 1997, regarding the above captioned case. This Petition for Special Hearing is hereby dismissed with prejudice in accordance with the terms of the Agreement between all parties.

Thank you all for your cooperation in this regard.

Very truly yours,

LES:mmm  
encl.

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

IN RE: Queen Anne Village Addition, Section 2  
Corner SW/S Craddock Lane & N/S  
Village Queen Drive  
Garrison Overlook Community  
Association, et al,  
Petitioners/Non-Owners  
BEFORE THE  
ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY  
CASE NO.: 97-144-SPH

#### REQUEST FOR SUBPOENA DUCES TECUM

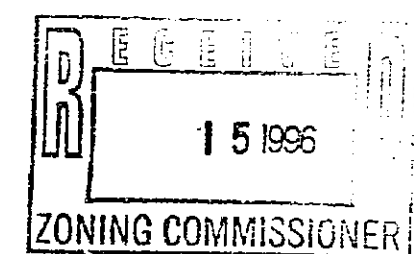
Please issue a subpoena *duces tecum* for the following named witness and command him to appear at the hearing on the above-referenced matter scheduled before the Zoning Commissioner for Baltimore County on Tuesday, November 19, 1996 at 9:00 a.m., in Room 118 of the Old Courthouse, Towson, Maryland, 21204:

Mitchell Kellman  
Department of Permits and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

The witness should also be directed to bring with him to the Hearing any and all documents, plans, files and records in his custody, possession or control concerning the completely approved final development plan on the subject property, as well as copies of policies, directives, and any other information in his possession or control regarding the completely approved final development plan.

Mr. Sheriff/Private Process Server:  
Please process this Subpoena Duces Tecum in accordance with Zoning Commissioner's Rule IV.C.

This subpoena request is made by the undersigned attorney on behalf of TPG, Ltd. & The OPM Group, LLC, legal owners of the subject property.



*Howard L. Alderman, Jr.*  
Howard L. Alderman, Jr.  
LEVIN & GANN, P.A.  
305 West Chesapeake Avenue  
Suite 113  
Towson, MD 21204  
(410) 321-0600

IN RE: PETITION FOR SPECIAL HEARING  
N/S of Village Queen Dr.,  
W. Of Craddock Lane  
3rd Councilmanic District  
BEFORE THE  
ZONING COMMISSIONER  
FOR  
BALTIMORE COUNTY  
Case No. 97-144-SPH

#### ENTRY OF APPEARANCE and REQUEST FOR PROMPT RESCHEDULING

Madame Clerk:

Please enter the appearance of the undersigned counsel in the above-captioned matter, on behalf of TPG, LTD, a Maryland corporation, and The OPM Group, a Maryland limited liability company (collectively the "Respondents"). The undersigned should be consulted prior to the rescheduling of the hearing on this case and should receive copies of all correspondence related thereto. On behalf of my clients, we hereby request that the hearing on this matter be rescheduled as promptly as possible.

*Howard L. Alderman, Jr.*  
Howard L. Alderman, Jr.  
Levin & Gann, P.A.  
305 West Chesapeake Avenue  
Suite 113  
Towson, Maryland 21204  
(410) 321-0600  
Attorneys for Respondents

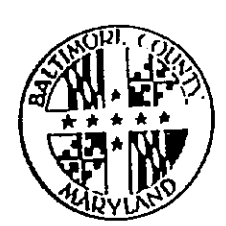
#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of October, 1996, a copy of the foregoing Entry of Appearance and Request for Prompt Rescheduling was mailed, postage prepaid, First Class United States Mail to: J. Carroll Holzer, Esquire, Holzer & Lee, 305 Washington Avenue, Suite 502, Towson, Maryland 21204.

*Howard L. Alderman, Jr.*  
Howard L. Alderman, Jr.

ORDER RECEIVED FOR FILING  
Date 1/24/97  
By *J. Carroll Holzer*





# Petition for Special Hearing

97-144-SPH  
to the Zoning Commissioner of Baltimore County  
for the property located at N/S of Village Queen Dr. W of Craddock Lane which is presently zoned DR-16

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto, hereby petition for a Special Hearing under Section 5007 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the decision of the Director of the Dept. of Permits and Dev. Management nullifying the FDP for 40 townhouses approved by the Zoning Commissioner in case 96-312-SPH dated March 26, 1996. See attached letter dated June 26, 1996 from Howard March 26, 1996. See attached letter dated June 26, 1996 from Howard Alderman, Esq. to Arnold Jablon, identified as Exh. 1 and the Opinion of the Zoning Commissioner dated March 26, 1996, identified as Exh. 2, both of which are incorporated herein.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):  
TPG, Ltd.  
Signature: Sean Langford, President  
Address: The OPM Group, LLC

Signature: Thomas Langford, Member  
Address: 5 Bel Air South Pkwy., Suite 109, 893-4919

Petitioner: Garrison Overlook C.A. and individuals on supplemental sheet  
J. Carroll Holzer, Esq.

Bel Air, MD 21215  
Name, Address and phone number of legal owner, correct purchaser to be contacted.

Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone No: \_\_\_\_\_

ESTIMATED LENGTH OF HEARING: \_\_\_\_\_

the following date: \_\_\_\_\_

ALL: \_\_\_\_\_ OTHER: \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ DATE: 9/27/96

DROP-OFF NO REVIEW 421

## SUPPLEMENTAL SHEET TO PETITION FOR SPECIAL HEARING

- David London 126 Royalty Cir., Owings Mills, MD 21117
- Trevor Buck, 122 Royalty Circle
- Shawn Nolan, 110 Royalty Circle
- Charles Morrison, 132 Royalty Circle
- Glenn Kotelchuck, 16 Royalty Circle
- Lisa Williams, 138 Royalty Circle
- Keith Rosenbaum, 112 Royalty Circle
- Rachel Rosenblatt, 10 Royalty Circle

## Development Engineering Consultants, Inc.

Site Engineers & Surveyors

### DESCRIPTION

13.19 ACRE PARCEL, SOUTHWEST SIDE OF CRADOCK LANE, QUEEN ANNE VILLAGE ADDITION, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same in Craddock Lane at the point shown and designated No. 1, the northeast corner of the land shown on the "5th Amended Plat of Queen Anne Village Addition", which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. 52 folio 113, running thence and referring the following courses and distances to the meridian as established in the Baltimore County Metropolitan District, binding on a part of the northeast outline of the land shown on said plat, and in the bed of said Craddock Lane, the following eleven courses and distances; (1) South 17 degrees 29 minutes 00 seconds East 69.40 feet, (2) South 28 degrees 05 minutes 00 seconds East 102.05 feet, (3) South 24 degrees 23 minutes 00 seconds East 76.89 feet, (4) South 14 degrees 53 minutes 00 seconds East 73.08 feet, (5) South 20 degrees 28 minutes 00 seconds East 80.00 feet, (6) South 28 degrees 11 minutes 40 seconds East 153.64 feet, (7) South 22 degrees 15 minutes 40 seconds East 100.00 feet, (8) South 16 degrees 37 minutes 20 seconds East 100.00 feet, (9) South 12 degrees 20 minutes 20 seconds East 100.00 feet, (10) South 09 degrees 54 minutes 40 seconds East 171.13 feet and (11) South 14 degrees 25 minutes 00 seconds East 100.00 feet to the point shown and designated No. 12 on said plat and being also the southeast

6603 York Road Baltimore, Maryland 21212 (301) 377-2600

corner of the land shown on the plat of "Resubdivision of Portion of 5th Amended Plat of Queen Anne Village Addition" recorded among the aforesaid Land Records in Plat Book S.M. 58, folio 13, thence binding on the south outline of the land shown on said last mentioned plat and in part on the south side of Village Queen Drive as shown on said plat, the following six courses and distances; (11) South 80 degrees 20 minutes 59 seconds West 20.45 feet, (12) South 64 degrees 48 minutes 30 seconds East 14.68 feet, (13) Southwesterly, by a curve to the left with the radius of 126.00 feet, the arc distance of 56.39 feet, the chord of said arc being South 87 degrees 27 minutes 18 seconds West 55.92 feet, (14) North 79 degrees 43 minutes 30 seconds West 259.80 feet, (15) Northwesterly, by a curve to the right with the radius of 126.00 feet, the arc distance 50.43 feet, the chord of said arc being North 68 degrees 15 minutes 30 seconds West 50.10 feet, and (16) North 56 degrees 47 minutes 30 seconds West 141.06 feet, thence for lines of division the following three courses; (17) South 78 degrees 26 minutes 30 seconds West 178.46 feet, (18) Southwesterly by a non-tangent curve to the left with the radius of 83.00 feet, the arc distance of 92.30 feet, the chord of said arc being South 32 degrees 05 minutes 18 seconds West 87.62 feet, and (19) North 89 degrees 46 minutes 15 seconds West 39.99 feet to a point on the westerly outline of the land shown on the aforesaid plat of Queen Anne Village Addition recorded in Plat Book E.H.K., Jr. 52 folio 113, thence binding on a part of said west outline and the north outline of the land shown on said last mentioned plat, the following three courses and distances; (20) North 00 degrees 03

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/10, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/10, 1996.

THE JEFFERSONIAN,  
A. Henrichson  
LEGAL AD. - TOWSON

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Case #97-144-SPH (Item 148)  
Queen Anne Village Addition, Section 2  
corner S/W Craddock Lane & N/S Village Queen Drive  
3rd Election District - 2nd Councilmanic  
Legal Owner(s): TPG, Ltd.  
Petitioners/Contract Purchasers: Garrison Overlook Community Association, David London, Trevor Buck, Shawn Nolan, Charles Morrison, Glenn Kotelchuck, Lisa Williams, Keith Rosenbaum, and Rachel Rosenblatt  
Special Hearing the decision of the Director of the Department of Permits and Development Management nullifying the FDP for 40 townhouses approved by the Zoning Commissioner in case #96-312-SPH dated 3/26/96.  
HEARING: THURSDAY, OCTOBER 31, 1996 at 9:00 a.m. in Room 118, Old Courthouse.  
cc: TPG, Ltd.  
J. Carroll Holzer, Esq.  
NOTES: (1) THE HEARING NOTICE SIGN MUST BE POSTED ON THE PROPERTY BY OCTOBER 16, 1996.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 867-3391.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF PERMITS & DEVELOPMENT  
MISCELLANEOUS CASH RECEIPT  
No. 867-3391  
DATE 9/27/96 ACCOUNT 001-6150  
AMOUNT \$ 285.00 (USD)  
RECEIVED FROM J. Carroll Holzer, Esq.  
#040 - SPECIAL HEARING  
#080 - SIGN POSTING  
FOR Queen Anne Village  
014300033-PM-CMRC \$285.00  
02-PAID-270410-01-96  
VALIDATION OR SIGNATURE OF CASHIER  
DATE-TIME-INITIALS

TO: PUTNEY PUBLISHING COMPANY  
October 10, 1996 Issue - Jeffersonian

Please forward billing to:  
J. Carroll Holzer, Esq.  
305 Washington Avenue #502  
Towson, MD 21204  
825-6961

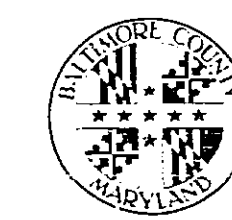
### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-144-SPH (Item 148)  
Queen Anne Village Addition, Section 2  
corner S/W Craddock Lane & N/S Village Queen Drive  
3rd Election District - 2nd Councilmanic  
Legal Owner(s): TPG, Ltd.  
Petitioners/Contract Purchasers: Garrison Overlook Community Association, David London, Trevor Buck, Shawn Nolan, Charles Morrison, Glenn Kotelchuck, Lisa Williams, Keith Rosenbaum, and Rachel Rosenblatt  
Special Hearing the decision of the Director of the Department of Permits and Development Management nullifying the FDP for 40 townhouses approved by the Zoning Commissioner in case #96-312-SPH dated 3/26/96.  
HEARING: THURSDAY, OCTOBER 31, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHWARTZ  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 867-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 3, 1996

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-144-SPH (Item 148)  
Queen Anne Village Addition, Section 2  
corner S/W Craddock Lane & N/S Village Queen Drive  
3rd Election District - 2nd Councilmanic  
Legal Owner(s): TPG, Ltd.  
Petitioners/Contract Purchasers: Garrison Overlook Community Association, David London, Trevor Buck, Shawn Nolan, Charles Morrison, Glenn Kotelchuck, Lisa Williams, Keith Rosenbaum, and Rachel Rosenblatt  
Special Hearing the decision of the Director of the Department of Permits and Development Management nullifying the FDP for 40 townhouses approved by the Zoning Commissioner in case #96-312-SPH dated 3/26/96.  
HEARING: THURSDAY, OCTOBER 31, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: TPG, Ltd.  
J. Carroll Holzer, Esq.

NOTES: (1) THE HEARING NOTICE SIGN MUST BE POSTED ON THE PROPERTY BY OCTOBER 16, 1996.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 867-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 15, 1996

NOTICE OF POSTPONEMENT

CASE NUMBER: 97-144-SPH  
PETITIONER(S): Queen Anne Village, Section 2

THE ABOVE MATTER, PREVIOUSLY ASSIGNED TO BE HEARD ON OCTOBER 31, 1996, HAS BEEN POSTPONED AT THE REQUEST OF J. CARROLL HOLZER, ESQ., ATTORNEY FOR PETITIONERS AND HOWARD L. ALDERMAN, JR., ESQ., ATTORNEY FOR RESPONDENTS.

THIS CASE WILL NOT BE RESCHEDULED WITHOUT AN AGREED DATE AND ESTIMATION AS TO THE LENGTH OF HEARING BETWEEN THE PARTIES. IT IS HOPED THAT YOU WILL SETTLE ON A DATE BETWEEN NOVEMBER 18TH AND 27TH. WHETHER THIS TIME FRAME WORKS OR SOME OTHER, PLEASE CONTACT GWEN ONCE YOU HAVE AGREED SO THAT THE MATTER CAN BE SET IN BEFORE THE COMMISSIONER.

*Arnold Jablon*  
Arnold Jablon  
Director

cc: J. Carroll Holzer, Esq.  
Howard Alderman, Jr., Esq.

AJ:ggs



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 1, 1996

NOTICE OF REASSIGNMENT PER AGREEMENT OF COUNSEL

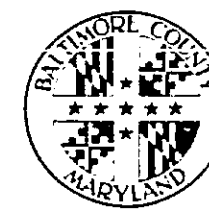
CASE NUMBER: 97-144-SPH (Item 148)  
Queen Anne Village Addition, Section 2  
corner SW/S Craddock Lane & N/S Village Queen Drive  
3rd Election District - 2nd Councilmanic  
Legal Owner(s): TPG, Ltd.  
Petitioners/Contract Purchasers: Garrison Overlook Community Association, David London, Trevor Buck, Shawn Nolan, Charles Morrison, Glenn Kotelnick, Lisa Williams, Keith Rosenbaum, and Rachel Rosenblatt  
Special Hearing the decision of the Director of the Department of Permits and Development Management nullifying the FDP for 40 townhouses approved by the Zoning Commission in case #96-312-SPH dated 3/26/96.

HEARING: TUESDAY, NOVEMBER 19, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

*Arnold Jablon*  
Arnold Jablon  
DIRECTOR

cc: Howard Alderman, Jr., Esq.  
J. Carroll Holzer, Esq.  
David Gildea, Esq.

Printed with Soybean Ink  
on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 14, 1996

J. Carroll Holzer, Esquire  
305 Washington Avenue  
Towson, MD 21204

RE: Item No.: 148  
Case No.: 97-144-SPH  
Petitioner: TPG, Ltd.

Dear Mr. Holzer:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 27, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,  
*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: October 17, 1996

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for October 15, 1996  
Item No. 148

The Development Plans Review Division has reviewed the subject zoning item. A Final Landscape Plan must be approved by this office prior to release of permits.

RWB:HJO:jrb

cc: File

ZONE31F

Baltimore County Government  
Fire Department



700 EastJoppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-4830

DATE: 10/07/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: TPG, LTD.

Location: CORNER SW/S CRADDOCK LA. & N/S VILLAGE QUEEN DR.  
(QUEENANNE VILLAGE ADDITION, SECTION 2)

Item No.: 148 Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM  
FROM: R. Bruce Sealey  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: Oct. 7, 96

DATE: 10/7/96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	130	135	147
	131	136	148
	132	142	
	133	146	

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: October 22, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 148 & 160

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey Long*

Division Chief: *Carol L. Rens*

PK/JL

ITEM148/PZONE/ZAC1



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 148 (CCR)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

*Ronald Burns*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
Queen Anne Village Addition, Section 2, \* ZONING COMMISSIONER  
Corner SW/S Craddock Lane & W/S Village \* OF BALTIMORE COUNTY  
Queen Drive, 3rd Election District, \*  
2nd Councilmanic \*  
Legal Owner(s): FPG, Ltd. \* CASE NO. 97-144-SPH  
Contract Purchaser: David London \*  
Petitioners: Garrison Overlook Community \*  
Association, et al. \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County  
*Carole S. Demilio*  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29<sup>th</sup> day of October, 1996, a copy of the foregoing Entry of Appearance was mailed to J. Carroll Holzer, Esq., 305 Washington Avenue, Suite 502, Towson, MD 21204, attorney for Petitioners.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

January 6, 1997

Howard Alderman, Jr., Esquire  
Levin and Gann  
Suite 105, 305 W. Chesapeake Avenue  
Towson, Maryland 21204  
J. Carroll Holzer, Esquire  
305 Washington Avenue, Suite 502  
Towson, Maryland 21204

RE: Case No. 97-144-SPH  
Petition for Special Hearing  
Garrison Overlook Community Association, et al. Petitioners

Gentlemen:

Please contact me and advise if the proposed settlement agreement has been completed. Per your instructions, I am holding this case open for a decision.

Very truly yours,

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmm



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 3, 1996

J. Carroll Holzer, Esquire  
305 Washington Avenue  
Suite #502  
Towson, MD 21204

RE: Drop-Off Petition Review (Item #148)  
Queen Anne Village, Section 2  
3rd Election District

Dear Mr. Holzer:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

*Mitchell J. Kellman*  
Mitchell J. Kellman  
Planner II  
Zoning Review

MJKscj

Enclosure (receipt)

c: Zoning Commissioner

Printed with Soy-based Ink  
on Recycled Paper

97-144-SPH 9/22  
DROP-OFF PETITION - 9/24

SH - NOT SIGNED BY  
LEGAL OWNER. I THINK  
THIS IS OKAY.  
NO WA 10/29/96  
I TOLD ABOVE TO STERLING -  
HE SAID IF YOU HAVE A PROBLEM,  
CALL J. CARROLL HOLZER. SAID ALL  
THEY NEEDED WAS THE  
ATTORNEY'S SIGNATURE.  
HELP?!  
I DIDN'T GIVE IT AN ITEM NO. YET.

WHITEFORD, TAYLOR & PRESTON  
L.L.P.  
210 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4515  
410 832-2000  
FAX 410 832-2015  
DAVID K. GILDEA  
18002 WILSON  
410 832-2066  
20205001@comcast.com

October 31, 1996

Gwendolyn G. Stephens  
Baltimore County Office of Permits  
and Development Management  
County Office Building, MS 1105  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Queen Anne, Section Two  
Case No. 97-144-SPH

Dear Ms. Stephens:

Please enter the appearance of David K. Gildea and Whiteford, Taylor & Preston on behalf of Builders Management Group for the above-referenced matter.

Should you have any questions or comments, please contact me. With kind regards.

Very truly yours,  
*David K. Gildea*  
David K. Gildea

DKG:dmk  
cc: Howard L. Alderman, Jr., Esquire  
J. Carroll Holzer, Esquire  
Mr. James Thomasson  
Mr. Michael J. Thomasson

91682

WHITEFORD, TAYLOR & PRESTON  
L.L.P.  
210 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204-4515  
410 832-2000  
FAX 410 832-2015  
DAVID K. GILDEA  
18002 WILSON  
410 832-2066  
20205001@comcast.com

January 24, 1997

Via Hand Delivery  
Zoning Commissioner Lawrence E. Schmidt  
400 Washington Avenue  
M.S. 2112  
Towson, Maryland 21204

Re: Queen Anne Village/Garrison Overlook  
Proposed Findings of Fact and Order  
Case No. 97-144-SPH  
Our File No.: 05289/00001

Dear Zoning Commissioner Schmidt:

Enclosed please find a proposed Findings of Fact and Order in the above-referenced case.

Should you have any questions or comments, please contact me. With kind regards.

Very truly yours,  
*David K. Gildea*  
David K. Gildea

DKG:dmk  
cc: Howard L. Alderman, Jr., Esquire  
J. Carroll Holzer, Esquire  
Michael J. Thomasson

97785



LAW OFFICE  
J. CARROLL HOLZER, P.A.  
THOMAS J. LEE  
J. HOWARD HOLZER  
1902-1999

TOWSON OFFICE  
305 WASHINGTON AVENUE  
SUITE 502  
TOWSON, MD 21204  
(410) 832-4961  
FAX: (410) 825-4923

CARROLL COUNTY OFFICE  
1315 LIBERTY ROAD  
ELKSPRING, MD 21784  
(410) 795-8555  
FAX: (410) 795-5535

January 15, 1997  
#6960

Howard L. Alderman, Jr.  
305 W. Chesapeake Avenue  
Towson, Maryland 21204

Dear Howard:

Enclosed please find a proposed Findings of Fact and Order in Case No. 97-144-SPH. I have incorporated your corrections as well as David's. I would appreciate your executing this document and forwarding it to David Gildea for filing with the Zoning Commissioner for Baltimore County. If there are any problems please let me know.

Very truly yours,  
*J. Carroll Holzer*  
J. Carroll Holzer

JCH:ait  
Enclosure  
cc: Larry Schmidt, Zoning Commissioner  
David Gildea

C:\LETTER\ALDERMAN\LTR



LAW OFFICE  
J. CARROLL HOLZER, P.A.  
THOMAS J. LEE  
J. HOWARD HOLZER  
1902-1999

TOWSON OFFICE  
305 WASHINGTON AVENUE  
SUITE 502  
TOWSON, MD 21204  
(410) 832-4961  
FAX: (410) 825-4923

CARROLL COUNTY OFFICE  
1315 LIBERTY ROAD  
ELKSPRING, MD 21784  
(410) 795-8555  
FAX: (410) 795-5535

October 7, 1996

Arnold Jablon, Director  
Department of Permits and Development Management  
111 West Chesapeake Ave.  
Towson, Maryland, 21204

Re: 97-144-SPH (Item 148)  
Queen Anne Village Addition, Section 2

Dear r. Jablon:

I received in the mail today a notice that the hearing in the Queen Anne Village matter has been scheduled for Thursday, October 31, 1996 at 9:00 a.m. On that same day before the Board of Appeals I have a hearing in the matter of the Tabling Property, File No. VIII-145. Therefore, I respectfully request that Case Number 97-144-SPH be rescheduled to a later time. I presently have hearings scheduled on November 7, 13, 21.

If you have any questions, please call me at 825-6961.

Very truly yours,  
*J. Carroll Holzer*  
J. Carroll Holzer

JCH:djg  
cc: Garrison Overlook Community Assn.  
H. Alderman, Esq.



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Mike Thompson (P.S. Homes)	1332-2 Cape St. Claire Rd. Annapolis, MD 21403
David V. Glickman, President P.S. Homes	Wentworth Taylor & Preston 210 W. Penn. Ave. Towson MD 21204
TPG, Ltd. & The OPM Group, Ltd.	505 Bel Air South Parkway Bel Air MD 21035

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Keith A. Rosenbaum	112 Loyalty Circle, Owings Mills 21117

BALTIMORE OFFICE  
HEACANTILE BAY & TRUST BUILDING  
2 FLOORS  
9TH FLOOR  
BALTIMORE, MARYLAND 21201  
410-531-3700  
TELECOPIER 410-625-0000

LAW OFFICES  
LEVIN & GANN  
A PROFESSIONAL ASSOCIATION  
305 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
410-531-0620  
TELECOPIER 410-295-2801

HOWARD L. ALDERMAN, JR.

June 26, 1996

VIA HAND DELIVERY

Arnold Jablon, Director  
Department of Permits & Development Management  
111 West Chesapeake Avenue  
Room 109  
Towson, Maryland 21204

RE: Queen Anne Village Addition - Section 2  
Reaffirmation of 7th Amended Final Development Plan

Dear Mr. Jablon:

As I have discussed with you briefly, I represent the owners of the last section of the development known as Queen Anne Village (a/k/a Garrison Overlook). Our client has an approved CRG Plan, 7th Final Development Plan (copy enclosed as Exhibit A) and Plat approved, but not yet recorded) for a total of 64 back-to-back townhouses on the remaining parcel in this development.

Earlier in the year our client received a contract for the purchase of its property which was contingent on obtaining an amendment to the plan and FDP to permit 40 townhouses in lieu of the permitted 64 back-to-back units. A Special Hearing was held before the Zoning Commissioner (with no opposition or protest) after which the Commissioner approved the 8th Amendment to the FDP (copy enclosed as Exhibit B).

Before the FDP for the 40 units (Exhibit B) was finalized for submission for signature, the contract purchaser walked away from the contract. For the past several months we have been seeking a purchaser for the property. I am pleased to advise that a subsidiary of PCS Homes has signed an agreement to purchase the 64 back-to-back units (in accordance with Exhibit A). The FDP for the 40 standard townhouses (Exhibit B) was never submitted for final approval and signature.

The purpose of this letter is to nullify the proposed FDP which shows 40 townhouses (Exhibit B) and to allow our clients to move forward with development of the site with the previously approved 64 units (Exhibit A). I have conferred with Mr. Richards of your staff and he advised that we should submit the enclosed copy of the (previously approved) FDP (Exhibit

Post-It Fax Note	7571	Date	6/26/96
To	K. R.	From	DAVID PLOWEAS
On/Dep		CA	PC (PDM)

Exh 1

Arnold Jablon, Director  
Department of Permits & Development Management  
June 26, 1996  
Page 2

A) (a have enclosed a copy of the prior signature approval as Exhibit C) and a letter of explanation seeking the instant relief. I have also discussed this matter with the Commissioner and he agreed to sign, if necessary, the FDP for 64 units.

The PCS Homes' subsidiary is anxious to move forward immediately. As you may be aware, PCS has been actively selling back-to-back units in the Owings Mills area of the County and need additional sites immediately.

I would, therefore, request that you reaffirm immediately the previously approved 7th Amended FDP (Exhibit A) so that PCS can obtain promptly building permits for the property. I have enclosed this firm's check in the amount of \$40.00 to cover the cost of this request.

Should you need additional information to enable you to approve this request, please contact me immediately. Thank you for your attention to this matter.

Very truly yours,

Howard L. Alderman, Jr.

HLA/gk

Enclosure

a. TPG, Ltd. It is my opinion that the original approved plan is still valid & that your client may proceed to implement it & it subsequent plan generated pursuant to it. Based on your representative herein & the validity of the original c/b plan, we will permit you client to continue.

David Plowetas  
6/26/96

IN RE: PETITION FOR SPECIAL HEARING  
Royalty Circle at its intersection  
with Village Queen Drive  
3rd Election District  
2nd Councilmanic District  
TPG, Ltd. & The OPM Group, LLC  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-312-SFH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the tract adjacent to Royalty Circle near the intersection of Greenspring Valley Road and Craddock Lane in northwestern Baltimore County. The Petition is filed by TPG, Ltd. and The OPM Group, LLC, property owners. Approval is requested of the 8th Amended Final Development Plan - Queen Anne Village Addition - Section 2, to permit 40 townhouses instead of 64 back to back townhouses previously approved, in accordance with Section 500.7 of the Baltimore County Zoning Regulations (BCZR). The subject property and requested relief use are more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Special Hearing, (the 8th amended Final Development Plan).

Appearing at the requisite public hearing held for this case were Thomas Langford and Sean Langford, on behalf of the property owners. Also present was Thomas Church, the engineer who prepared the site plan. The Petitioners were represented by Howard L. Alderman, Jr., Esquire. There were no interested persons or Protestants present.

The subject Petition relates to a residential subdivision presently under construction known as Queen Anne Village. As noted above, the overall tract is located in northern Baltimore County, not far from Reisterstown Road, a major arterial roadway. The development is proceeding in stages and the subject Petition relates to what is known as Section

Exh. 2

2 of the project. Formerly, the project received CRG approval on September 24, 1993. The CRG plan provided for the construction of a roadway known as Royalty Circle, a loop road adjacent to Village Queen Drive. The internal section of the loop created by Royalty Circle on the original plan was to be improved with 64 townhouses in a back to back arrangement.

Testimony and evidence offered was that the marketing plan for the community has changed and the Petitioners desire to revise the plan. In lieu of the 64 back to back units previously approved, the Petitioners propose 40 units, constructed in 5 rows of 8 units each. Moreover, rather than the back to back orientation, the units will all front on Royalty Circle. The proposed arrangement is more particularly shown on the site plan.

The Petitioners request special hearing relief to approve the amended plan. The plan has been amended in accordance with the request and specifically has deleted certain comments and notes related to the back to back townhouses and modified certain others.

It is clear that the special hearing relief should be granted. The proposed arrangement is far more preferable than the old plan. The new orientation of the proposed homes is consistent with other townhouses in the area and will constitute a lesser concentration of building and population. The number of units is being reduced by approximately 1/3 and the layout appears entirely more appropriate for the area. For all of these reasons, I am persuaded that the Petition for Special Hearing should be granted and shall so order.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of March, 1996 that, pursuant to the Petition for Special Hearing, approval for the 8th Amended Final Development Plan - Queen Anne Village Addition - Section 2, of 40 townhouses instead of 64 back to back townhouses previously approved, in accordance with Section 500.7 of the Baltimore County Zoning Regulations (BCZR), be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING  
Date 6/26/96  
By [Signature]



BAaltimore County  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

SCALE

DATE  
OF  
PHOTOGRAPH  
JANUARY  
1964

LOCATION  
GARRISON  
CHATTOLANEE

SHEET

N. W.

10-G